

## REAL ESTATE AND BUILDING NEWS

Scattered Activity, but Activity All the Same, Young Blood to Fore.

AGENTS RETICENT, BUT NEWS GETS OUT

Good Week's Business Done on the Quiet—Many Big Transactions Yet Unsettled, but Will Come to Book in Due Time—Much Activity in Suburbs.

There has been not a little activity in real estate circles the past week, but this activity is in a way rather scattered. Some agents report very good business so far as actually closed trades are concerned. Others report good business in actual sales, a majority of which are "non-reportable" as to details, and yet others report all kinds of activity so far as inquiry and the "hanging on the string" of future big deals are calculated to make up active business.

It is noticeable that the younger men in the real estate business are the most optimistic. Some of the older dealers express themselves as being fearful that the young fellows are overdoing the market and are pressing speculation too vigorously. The old codgers predict all kinds of disasters for the young hustlers and their customers, but up to the hour of going to press neither the young hustlers or their customers have taken on any fright, but they just keep on hustling, and it may be that they are setting a pace that the old-timers will in time, and very near time trot up to. The older fellows are trying very hard to be over-conservative, but they know a thing or two, and in due time they will come down to business.

**Big Dealings on Eighth Street.**  
Now, by way of illustration: When Eighth Street, between Main and Franklin and between Franklin and Grace and on up to Broad commenced to build up with two and three-story business houses, some of the old fogies said that was a bad business investment, but all the same those houses are getting filled up with paying tenants as fast as they are being completed and there is a well-authenticated rumor afloat that something like a whole block of these houses have been sold to a single buyer, even before they were completed, and that the purchasers are investors pure and simple who know a good thing when they see it. That such a deal has been made there is something like absolute certainty, but because there has been a sprag-like business in recording the deeds, the transactions that have really been made, involving more than a hundred thousand dollars, cannot be told about in detail just now.

**Points That Leaked Out.**  
Several of the more active among the real estate agents report some good sales of central city property, consisting of business and residential sites and locations that foot up big dollars, but they are reticent, or at least they were very reticent when particulars were asked. However, it has leaked out that Pollard & Bagby, during the past week sold to four persons a 400,000 Federal building at Richmond; a 150,000 hospital at Houston, Tex.; a 133,000 opera house at Little Rock, Ark.; a 110,000 office building at Dallas, Tex.; 107,000 courthouse at Dallas, Tex., and a number of smaller office and bank buildings and schools in various Southern cities. During the same two week period, plans have been announced for new buildings, for which contracts are to be let in the near future, of a sixteen story office building at San Antonio, Tex., to cost \$500,000; \$400,000 railway office building at Houston, Tex.; a 400,000 Federal building at Richmond; a 150,000 hospital at Houston, Tex.; a 133,000 opera house at Little Rock, Ark.; a 110,000 office building at Dallas, Tex.; 107,000 courthouse at Dallas, Tex., and a number of smaller office and bank buildings and schools in various Southern cities. During the same two week period, plans have been announced for new buildings, for which contracts are to be let in the near future, of a sixteen story office building at San Antonio, Tex., to cost \$500,000; \$400,000 railway office building at Houston, Tex.; a 400,000 Federal building at Richmond; a 150,000 hospital at Houston, Tex.; a 133,000 opera house at Little Rock, Ark.; a 110,000 office building at Dallas, Tex.; 107,000 courthouse at Dallas, Tex., and a number of smaller office and bank buildings and schools in various Southern cities.

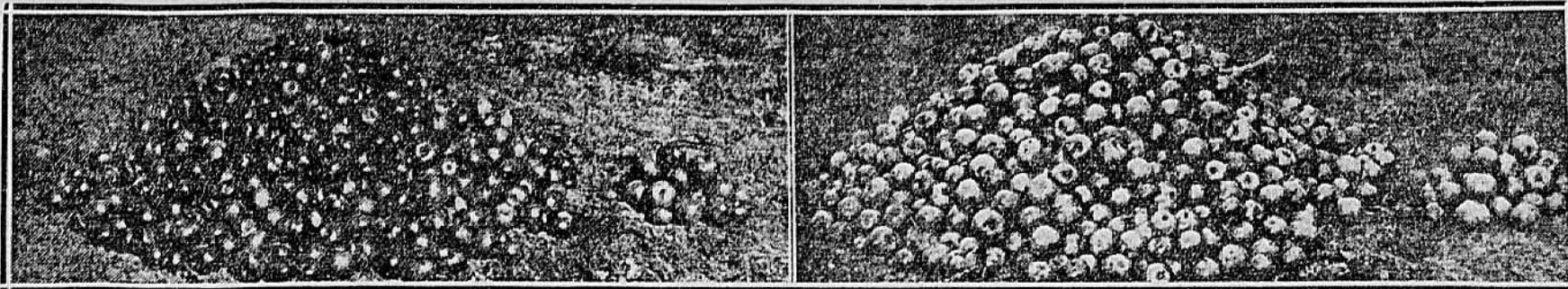
**Moving to Richmond.**  
Another interesting sale of the week was made by J. Thompson Brown & Co. They sold a considerable property, consisting of three to four acres, near Acca Station, between the station and Broad Street, and right on the railway side track lines. Brown & Co. were very reticent when questioned about this deal, but all the same the man of news learned that the purchaser was a big manufacturer who has been operating in a smaller Virginia town, and propose to move their plant to Richmond for the purpose of expanding. It is said that this big manufacturing firm that could not find a place in Hampton had been looking for weeks and months for larger facilities. They tried Norfolk and Petersburg and Manchester and certain parts of Richmond, and finally hit the location above indicated. The work of erecting the new plant will begin at once, and in less than two months the big enterprise will be in full blast and not less than 700 operatives will be getting a pull at that firm of J. Thompson Brown & Co. has another big concern, like the above mentioned, on the string, and the probability is that they will have it doing business in Richmond or very close by within the next few weeks.

**The Actual Sales.**  
The sales of property in and about Richmond during the past week, counting all that were actually made and those that were practically made, aggregate about \$255,000. It is possible, indeed likely, that more than a fourth of these sales were made in the suburbs around Richmond, such as Henric, Woodland Heights and Forest Hill, were added to the record, the total would foot up much more largely, probably as much as 25 per cent. more for he it understood that the up-to-date suburbs above named, especially Harrowgate, the village of Chesterfield, County Courthouse and

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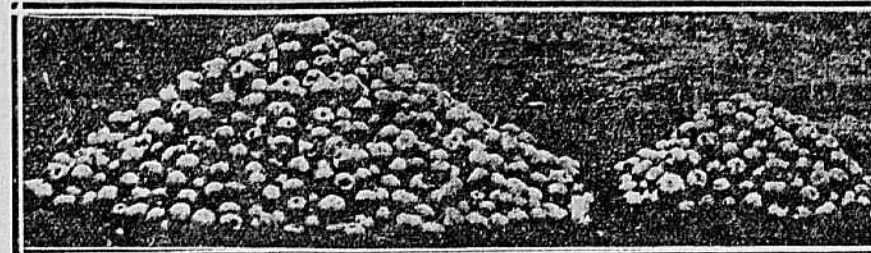
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## ALL ABOUT FRUIT GROWING



COMMERCIAL LIME-SULPHUR SPRAY. BAD FRUIT ON THE RIGHT.

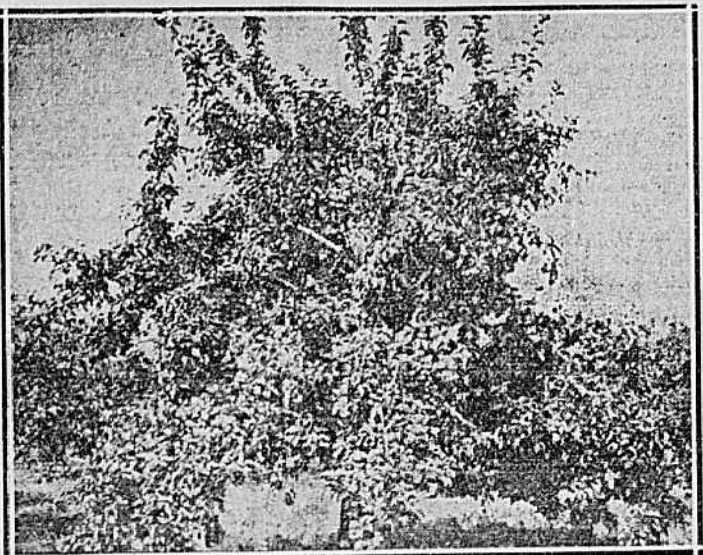
SPRAYED WITH BORDEAUX MIXTURE. SCABBY FRUIT ON THE RIGHT.



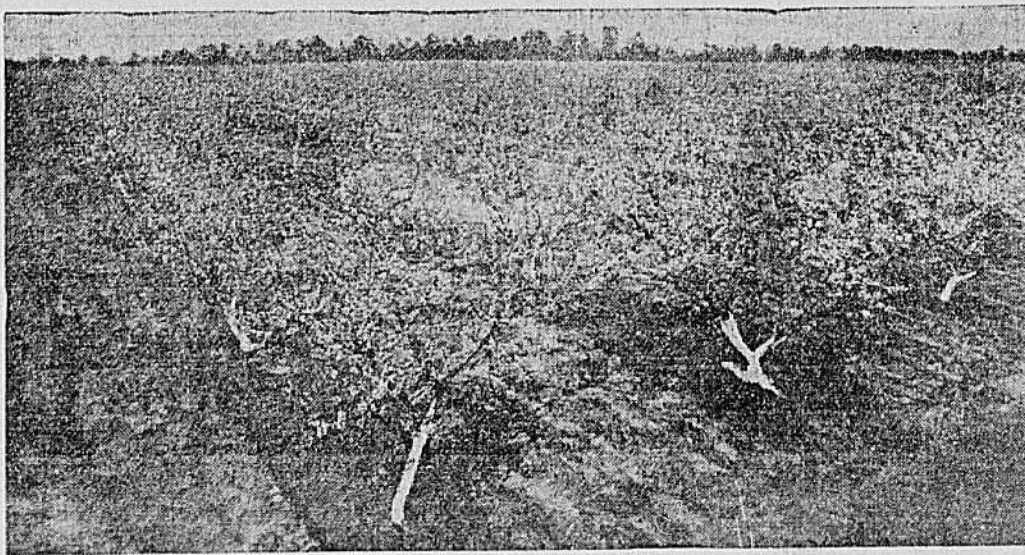
SPRAYED WITH SELF-BOILED LIME-SULPHUR. SCABBY FRUIT ON RIGHT.



UNSPRAYED APPLES. BAD FRUIT ON RIGHT.



SPRAYED WITH LIME-SULPHUR, SHOWING FOLIAGE.



ORCHARD IN FULL BLOOM.

## BUILDING ACTIVITY ONE-GALLUS FARMS THROUGHOUT SOUTH AND HOW THEY PAY

Recently Announced Plans an Indication of Increasing Wealth.

### IMPROVEMENTS OF RAILROADS WHAT SMALL FARMS CAN DO

\$600,000 Federal Building and \$250,000 Hotel Addition for Richmond.

[Special to The Times-Dispatch.]  
Baltimore, April 2.—Announcement of details of plans for a twenty-seven story office building at Atlanta, to cost \$1,250,000, is one of the indications of the increasing wealth of the South, and the expanding business activities there which have been strikingly emphasized in a number of other contracts let during the past fortnight as reported in the Manufacturers' Record. These are for a \$600,000 Federal building at Richmond; a 150,000 hospital at Houston, Tex.; a 133,000 opera house at Little Rock, Ark.; a 110,000 office building at Dallas, Tex.; 107,000 courthouse at Dallas, Tex., and a number of smaller office and bank buildings and schools in various Southern cities. During the same two week period, plans have been announced for new buildings, for which contracts are to be let in the near future, of a sixteen story office building at San Antonio, Tex., to cost \$500,000; \$400,000 railway office building at Houston, Tex.; a 400,000 Federal building at Richmond; a 150,000 hospital at Houston, Tex.; a 133,000 opera house at Little Rock, Ark.; a 110,000 office building at Dallas, Tex.; 107,000 courthouse at Dallas, Tex., and a number of smaller office and bank buildings and schools in various Southern cities.

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## MARKED DECLINE IN TOBACCO RECEIPTS

Very Little of 1909 Crop Remains to Be Marketed—Sales on Richmond Floors, Up to and Including March 31, Officially Reported.

All over Virginia and North Carolina the receipts of tobacco on the loose leaf markets fell off considerably last week, as compared with former weeks since the opening of the season last fall. There were three reasons for this. In the first place, the farmers are too busy pitching their 1910 crops to bother much about marketing their 1909 crops of any character. In the second place, there has been no "season" for handling the leaf, the weather throughout the entire tobacco territory having been dry, and the period has been absolutely without rains, or even the usual spring weather, or "giveness." In the third place, there is, comparatively speaking, very little more of the 1909 crop to be marketed, the farmers having, under the pressure of eager demand and high prices, and with good seasons in the earlier days, sold off their stock very rapidly.

**Petersburg Tobacco Market.**  
Petersburg, Va., April 2.—The offerings this week show a considerable falling off as compared with March, due to the dry weather and busy farming operations. The sales for the week were about 200,000 pounds, with a firm market on all grades. About one-quarter of the crop in this section remains to be sold, and that will come in gradually. Quotations:  
Common lugs ..... \$ 5.00 @ \$ 6.50  
Good lugs ..... 6.00 @ 7.25  
Short leaf ..... 6.50 @ 8.00  
Medium leaf ..... 8.00 @ 9.75  
Shipping leaf ..... 10.00 @ 14.50  
Wrappers ..... 15.00 @ 35.00

**Only One Sale Each Day.**  
[Special to The Times-Dispatch.]  
Farmville, Va., April 2.—Nearly all tobacco has been marketed, and the Farmville board has issued a notice that on and after April 15 there will be held but one sale a day at each of the local warehouses. A little over 3,000,000 pounds have been sold up to the closing hour yesterday.

The dry weather is retarding the growth of tobacco plants, and is likely to be late in the setting of the next crop.  
**South Boston Market.**  
[Special to The Times-Dispatch.]  
South Boston, Va., April 2.—Tobacco sales: For March, 2,348,424 pounds, \$261,143.16; August to February, 14,976,228 pounds, \$1,576,160.74; total sales to date, 17,324,652 pounds, \$1,837,301.90. Sold corresponding period last season, 15,919,056 pounds, \$1,499,722.52; gain for this season, 1,405,596 pounds, \$375,579.38.

While other old belt markets have sold 10 per cent. less than last season, Greater South Boston has gained 10 per cent. over last season. One-quarter of a million pounds of tobacco was sold this week. The prices are about the same as last quoted, and quality same.  
**Light Sales at Danville.**  
[Special to The Times-Dispatch.]  
Danville, Va., April 2.—Sales have been light this week, which would indicate that there is not much tobacco left in the hands of farmers to be marketed. The offerings show some little improvement in quality over the two previous weeks, there being a smaller proportion of nondescript grades.

There is no change worthy of note in prices. All grades are active. Trading in round lots has been quiet, but some business has been done. The weather has been especially fine for farm work, and the farmers are taking advantage of this to get ready for the new crop. Indications point to a full crop being planted in this section, the weather being favorable.

## YORKTOWN ENJOYS SUBSTANTIAL BOOM

New Buildings Being Erected. Other Signs of Prosperity.

[Special to The Times-Dispatch.]  
Yorktown, Va., April 2.—It can with all truth be said that this old town, after more than 100 years of inactivity, has taken on a substantial and promising boom.

Several new homes have been recently constructed, that of Postmaster Rodgers being the most notable. The Swan Tavern, which was vacated on January 1 by George E. Bryan, who had conducted it for a number of years, changed ownership, and has since been undergoing a comprehensive renovation.

It is the purpose of the Peninsula Bank of Williamsburg, to establish a branch here, and the officers were in town yesterday in consultation with a number of the more prosperous citizens of the county in relation to the establishment of the bank in Yorktown. Another very important feature in this progressive movement is the establishment of a printing plant here. Plans have been made by Mr. S. McKean, formerly of Washington, D. C., who is the organizer of the Yorktown Historical Society, and who so successfully arranged and managed the celebration of the anniversary of the surrender of Cornwallis here on October 19, 1781. He is also the organizer and secretary of the Society of the Descendants of the Signers of the Declaration of Independence, under whose auspices the celebration of last year was conducted. Mr. McKean is being urged to establish a weekly paper here, and now has the matter under advisement. He is an old newspaper man, having been connected with papers of the North for a number of years.

Just outside Yorktown, near the National Cemetery on what is known as the "Beers farm," is being established a model dairy and truck garden, over which presides a Mr. Schmidt, who comes from New Jersey. The dairy and truck farm is owned by New Yorkers, who have also invested in other acreage near by.

Several New Yorkers have been here recently prospecting with the view of building, so it is learned, several fine cottages on the river bank just to the west of the town. They worked in such a quiet fashion that it was impossible to get names and addresses.

Numerous improvements are in contemplation in the town, and the stimulating influence of outsiders is having a most salutary effect upon the people generally.  
The famous old Episcopal Church here is also to take on the spirit of progress, and plans are now on foot looking to its complete restoration. The church, too, is to be thoroughly refurnished and decorated. So it can be repeated that the old town is destined to become a place of considerable life and importance after these long years of neglect. Many gratifying and well-founded rumors are afloat, which is calculated to put new life in every good citizen of the county, and of the State, for all the people will, no doubt, be glad to know what is in store for the old town.

**The Expert's Work in Virginia.**  
He has issued circular 54 from the Bureau of Plant Industry, and it is a valuable document for Virginia fruit growers. I want to make here a few extracts from Mr. Scott's circular. In the first place he gives this expert opinion as being especially applicable to Virginia apple orchards:  
"Spraying is the one operation above every other orchard practice which determines the market value of the fruit produced, and yet in many instances it receives the least attention of all the orchard work. The successful orchardist of the future will be the man who, among other things, studies the conditions existing on his own farm and sprays his trees according to the needs of each variety for the control of the particular troubles which occur in his locality. The course of treatment best suited for the orchards of the Shenandoah Valley of Virginia may not necessarily give the best results in orchards situated east of the Blue Ridge in that State, and again the treatment for certain varieties of apples may be different from that required for certain other varieties growing in the same locality. The

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## VIRGINIA APPLES BEST IN THE WORLD

Orchardists Doubling Their Trees Every Year.

CARING FOR TREES REALLY A FINE ART

Government Expert Who Experimented in Various Virginia Orchards Last Year Tells the Apple Growers How to Turn the Trick—Circular Number Fifty-four.

By FRANK S. WOODSON, Industrial Editor.

I was talking the other day with a man who has traveled through the Valley counties of the State and over and about the mountains and throughout the fruit growing sections generally. This gentleman predicts that in fifteen years Virginia will be the most extensive apple producing State in the Union and that the annual returns from the apple orchards in the Commonwealth will equal, if not exceed, the cash returns from the corn fields. This is a pretty strong prediction, but it may come true. Climatic conditions, the superior land and other advantages make Virginia one of the most highly favored of fruit-growing States. With the variety and excellence of its fruits are considered, it is doubtful if any other State can compare with it in this respect. Apples, peaches, pears, cherries, quinces, plums, damsons and grapes are in great abundance, while the smaller fruits, such as strawberries, raspberries, blackberries, gooseberries and currants are plentiful.

These and other fruits grow all over Virginia, but some sections are better adapted to some of them than others. In 1909 the apple and peach orchards of Virginia brought their owners about \$2,500,000.

Last year, which was regarded as a rather poor year for fruit, many orchards having been caught by late frosts after the trees were in bloom, the returns were over \$5,000,000. My well-traveled friend tells me that more fruit trees were set out in Virginia years combined, and these trees will be bearing profitably in five years. Trees that were set out five years ago will be bringing big profits this year, and it is more than likely, season being favorable, that the Virginia orchards will pan out \$10,000,000 this year.

**The King of Fruits.**  
But after all that is to be said of other kinds of orchards, the apple, now, and is to be, the king of fruits, and the most important of this State. The foothills of the Blue Ridge and Alleghany Mountains are especially adapted to the apple, many orchards in that region paying annually from \$500 to \$600 per acre. This paper has reported on some handsome yields of big orchards, such as \$10,000 and more. H. E. Vandemand, one of the best known horticulturists in the country, has expressed the opinion that there is not in all of North America a better place for the growing of apples than in Virginia, and to the State Commissioner of Agriculture he lately wrote: "For rich apple soil, good flavor, and keeping qualities of the fruit, and nearness to the great markets of the East and Europe, your State is wonderfully favored."

Were I a citizen of Albemarle county or of Frederick or of any of the famous apple-growing counties, I could, now, and is to be, the king of fruits, and the most important of this State. The foothills of the Blue Ridge and Alleghany Mountains are especially adapted to the apple, many orchards in that region paying annually from \$500 to \$600 per acre. This paper has reported on some handsome yields of big orchards, such as \$10,000 and more. H. E. Vandemand, one of the best known horticulturists in the country, has expressed the opinion that there is not in all of North America a better place for the growing of apples than in Virginia, and to the State Commissioner of Agriculture he lately wrote: "For rich apple soil, good flavor, and keeping qualities of the fruit, and nearness to the great markets of the East and Europe, your State is wonderfully favored."

**Only First-Class Fruit Pays.**  
As has been stated, the acreage in apple orchards in Virginia is rapidly increasing, and the production will undoubtedly be doubled, if not this year certainly within a very few years, but there is no danger of an overproduction, for the demand for first-class fruit grows more rapidly than the trees, but the ever-increasing demand is for strictly first-class fruit and not for scrub apples. Therefore it should be the aim of every Virginia orchardist to produce and put on the market, not just any old apples, but strictly first-class apples, and if he does this he will always make money from his orchards.

W. M. Scott, of the United States Department of Agriculture, has made many experiments in spraying, and has made a study of how best to care for orchards. Last year Mr. Scott, with a corps of assistants, spent much time in Virginia and experimented not a little in the matter of spraying, etc. Of course, the results of his work could not be determined until after the crops from the sprayed Virginia orchards were gathered.

**The Expert's Work in Virginia.**  
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